

# TOWN OF WACHAPREAGUE TOWN COUNCIL MEETING APRIL 11, 2017

**COUNCIL PRESENT:** Fred Janci, Mayor, Robert Hodgson, Vice Mayor,  
Don Minniear, Sandie Puchalski and Carlee Vincent  
**COUNCIL ABSENT:** Cathy Janci and Kathy Ciaccio  
**TOWN CLERK:** Missy Wessells

## TOWN COUNCIL MEETING

- I. **Call to Order** – Mayor Fred Janci called to Order the Town Council Meeting at 7:00 p.m. on April 11, 2017, in the Wachapreague Town hall.
- II. **Pledge of Allegiance** - Mayor Janci lead the Council in the Pledge of Allegiance.
- III. **Public Comments** - Mayor Janci opened the meeting to the Public. Aileen Joeckel spoke that she attending the Tourism Summit and it was a disappointment that Wachapreague wasn't there seeing as tourism is good for Wachapreague. She stated she knew that the Mayor and the Mayor's wife was asked to attend and there was no response and that was a disappointment to her. She then brought up about the town's website and that all the dates are from last year. She said the dates need to be changed to reflect the events going on in town. She stated that if Missy Wessells, Town Clerk, didn't know how to do it, the girl that designed to website could show her how to do it. Missy Wessells responded that she has notes of how to do it but has not had time. Aileen stated that if anyone goes to the website people will see 2016 information. And also Pat Hart would appreciate it if her opening date did not say 2016 and current open days and times would be correct. Aileen said that is probably something that needs to be addressed. Mayor Janci asked if the next day that could be worked on. Missy told him she would take care of it. Aileen also commented that the most prominent event be listed on the top and rotate it around as events in the town changed. Missy explained that she has been trying to do that but it is so time consuming that there is not enough time. Aileen said that the flounder season is here and that should be important. Mayor Janci asked Missy to work on that and let him know when it is completed. Mayor Janci thanked Aileen for her comments.
- IV. **Council Meeting** – Next up is approval of the minutes from the March 14, 2017 meeting. Robert Hodgson made a change in the minutes concerning "Streets and Drainage" and asked Don Minniear to take a look at it. Don Minniear agreed that the added information was correct concerning South and High Streets. Robert Hodgson stated he needed to clarify paragraph K in CRS that discusses flood waters and I wanted to put it in because it was not in the notes recorded on the machine. Robert Hodgson made a motion to approve the minutes and Sandie Puchalski seconded the motion. A vote was taken and all pass unanimously.
- V. **Review of Financial Report**
  - Preliminary - Town Of Wachapreague: Profit & Loss Budget vs. Actual**
    - Our Income is ahead of budget by \$13,970 (\$10,000 is the Fire Grant which is a pass through).
    - Our expenses are under budget by \$8,351.
  - Year to Year Comparison**
    - Major Janci stated we are 75% through the fiscal year.
    - The Town's net income was \$11,666 for prior year and its \$22,320 for this year.
  - PRELIMINARY - Port of Wachapreague Town Marina: Profit & Loss Previous Year Comparison**
    - Major Janci stated there were a couple thing down and a little bit on the ramp fees.
    - The total income is up over last year. Some things Mary Jo put in here the audit escrow, that amount is paid up full.

- Our insurance is down from last year. On Mary Jo's papers it shows \$10,252 loss, however if you take the VPA Project expenses \$24,473 - 75% of that will be reimbursed (\$18,355) it will show a profit of \$8,103. This is fairly close to what it was last year of \$7,093.
- Mayor Janci asked about the Customer Balance Sheet and if these are already collected fees or outstanding balances. They are outstanding balances but some have already been collected. Robert Hodgson stated as of March 31, 2017 these are the outstanding balances.
- Sandie Puchalski explained that the amounts fluctuate with the money coming in. The people who have outstanding balances have been contacted and some have already put checks in the mail. Sandie Puchalski went through the list of who will be keeping slips and who have given slips up.
- Mayor Janci asked when most of these will pay and Sandie Puchalski stated between now and June 1<sup>st</sup>. Everyone knows they must have the rentals paid in full by July 1<sup>st</sup>.
- Sandie Puchalski also commented on many people are asking about small slips. She said we need to think about our next project after the restoration is completed with the docks. She said doing the dock with a floating dock and small slips and renters are willing to pay more for having a floating dock.
- Robert Hodgson asked to go back to the Accounts Receivables for the Town of Wachapreague. Mayor Janci stated he has talked to Joe Vodvarka and they will be sending money. Missy Wessells stated she has received all the outstanding taxes, fees and reports. Robert Hodgson asked how much was the transient fees. Missy Wessells told him she didn't know exactly but she would look and let him know. That was fine. Mayor Janci stated he was going to see Otis Evans this week. Missy Wessells stated she had returned notices from Julian Riahi and Michael Grimes. Sandie Puchalski stated she heard that Julian will not be responsible for the property but her sister Ana will be responsible. Sandie will try and get an address for Ana. Robert Hodgson stated that there was a sale sign on the property. The Council agreed to see if Ana can be reached. Mayor Janci stated he has not run across Darryl Lilliston yet to discuss his bill. Mayor Janci wants to talk to the people on the list before a letter is sent out.
- A motion was made by Robert Hodgson and seconded by Sandie Puchalski to accept the financials. A vote was taken and all agreed.

## **VI. Unfinished Business**

### **A. Marina & Dredging –**

- Harbormaster Sandie Puchalski started off by saying the dredger dropped everything off but had to go back to Virginia Beach for a couple of days because his machine there broke. He said he will be back here by the end of the week and they will still be lying pipe anyway. Sandie told Mayor Janci that she spoke with Justin and gave him Mayor Janci's numbers for the gravel from T & W Block. Mayor Janci will talk to the dredger when he will need it.
- Harbormaster Puchalski said they had a real good weekend at the Marina.
- Sandie also said she was waiting on Chris Wardius to finish the work at the marina. Mayor Janci will be taking a look at the back of the building tomorrow. He doubled boarded the wood and it still has the same problem. Mayor Janci also has an issue concerning the Town's sign; he gave us a quote and then emailed a price that was more than doubled. The estimate was originally a little over \$400 and now it is estimated \$1,100. Mayor Janci told Chris Wardius to put that project on hold until the Town Council talks about it. Sandie Puchalski commented that the current sign is in decent shape to be reused with a new frame and new posts. Sandie Puchalski also stated Richie Puchalski recommended using the left over whalers from the marina would be good to finish the sign. The only thing Chris will need to get is the 6x6's for the sides. Mayor Janci will be meeting with Chris tomorrow. Aileen Joeckel asked if the VPA Grant has been applied for. Sandie Puchalski commented yes it has. Mayor Janci stated yes it has for next year. Robert Hodgson stated we applied last month but have not heard back yet. Sandie Puchalski stated last year the Town didn't hear back from it until around May.

**B. Accomack-Northampton County Hazard Mitigation Plan**– Robert Hodgson reported he got a call that the Hazard Mitigation Plan was completed. All the minor changes were done. He explained what we needed to do is have a vote on it tonight. Robert Hodgson stated all the Council members should have received an email saying it is in the Town Hall. He requested to come by at your earliest convenience to review it and see if you have any questions on it. Robert Hodgson wanted to bring it up for a voted to approve it at this meeting. The mayor would need to sign the approval and get the form back to the Planning Commission. It would then be published as being approved. Robert Hodgson stated it included Accomack County as well as 19 incorporated towns in Accomack County. Robert Hodgson asked if everyone had a chance to review it and did anyone have any questions. He told the Council there were no changes for Wachapreague since the last update which was last summer. A lot of it has to do with what Don Minniear is doing and cleaning out cutters, drainage systems and ditches. There are some comments about Cedar Island washing away and to see if there is something we can do about the old WPA Works that was built to cut off the way back. He continued that once this gets approved and if grant money becomes available, then we can use this as support to apply for grants in the future. He asked for any questions. Robert Hodgson made a recommendation that we approve the Hazard Mitigation Plan 2016. It was seconded by Don Minniear with a vote taken and all approved. Mayor Janci signed to approval. The Town Clerk will forward this to the Accomack-Northampton Planning Commission. A copy will remain in the Town Hall and we can start making recommendation for the next plan which will be in 5 years.

**C. Town Maintenance/Garbage (Repairs)**

- Sandie Puchalski stated the garbage truck is ready and they will be going to get in in the morning. It had a hydraulic leak that the garage didn't notice and had to go back for repair. It was spraying fluid all around town on the road.
- The F150 pickup truck is still not ready. They are waiting for parts. A cable snapped.
- Robert Hodgson asked if the dump truck was working well. Sandie Puchalski commented yes it is fine.

**D. Powell Memorial Town Park –**

- Sandie Puchalski stated the Coast Guard work group (all volunteer) did a lot of work in the park on Wednesday. The boys from maintenance picked up all the debris from the dugouts. The only thing left was cedar blocks and they will be finishing with that maybe this weekend. Parks and Rec did bring some supplies but not all that she asked for. The biggest thing Sandie Puchalski asked for was fencing because all the fencing was falling down and rusty. She told them that putting up a 3' fence would be better. She stated they are not going to get her that material.
- Sandie Puchalski priced fencing it on eBay and 100' roll is needed to do both sides. Richie Puchalski found a person selling 9 rolls for \$725 and shipping \$154; so for \$900 which will give 9 100' rolls. There would be plenty for what we need and extra if we needed it for things around town. It's the same fencing that she uses at the marina with the rubber coating, heavy gauge. There hasn't been money put into the park in a long time. Aileen Joeckel commented that there is a Park Fund that should have some money in it from years ago. Mayor Janci stated there was a Playground Reserve of \$1,009.29.
- Sandi continued that they replaced all the post and something else she is looking into is rope. She wants to create a decorative fence with a hole in the post and rope running through it. She stated that if wood was used kids would jump off it or sit on it. Indian Trail Park has it and it looks great. It is easily maintained.
- If the wire is gotten, there will be more wood needed. Richie will donate some and Sandie will get the county to donate some. Mayor Janci asked how the Council felt about the fencing. Everyone agreed. Mayor Janci asked if we need a roll call vote and Missy Wessells stated yes due to it being over \$500. Mayor Janci wants Sandie Puchalski to push the fact that the town is

willing to pay for the fence and they can help with the wood. Sandie stated she wants to get the park back up and running by August. She has people who are wanting to do some skirmish games.

- A motion by Carlee Vincent was made to do a roll call vote for the purchase 9 rolls of 3'x100' fencing and anything needed to replace the fencing at Powell Park not to exceed \$1,000. Don Minniear seconded the motion. The role was called and all approved. Mayor Janci abstained.
- Carlee Vincent stated it will be nice. Robert Hodgson commented that the county has done a nice job of cutting back some of the brush. Sandie Puchalski said she was told J.D and John have also cut some brush. Mayor Janci told the Council that he let J.D. and John know to make it an ongoing project to clean the brush behind the tennis courts, behind the garage and back to the drainage ditch.

**E. Town Hall Beautification – (Kathy Ciaccio was not present)**

- Robert Hodgson had 2 brick masons come in and look at the corner of the Town Hall. They could patch it but if the foundation settles again, it would crack again. One estimate was for up to \$1,000 to have everything regraded and repaired. He has one more phone call in to see what the cost would be to have the foundation redone but that would be very expensive. He will get the price and bring it back to the Council. Mayor Janci told the Council that he had his house rerouted and painted but once the foundation settled, it cracked back open. It's the soil, water table and it will continue to do this.
- Robert Hodgson wanted to make one last comment. The next meeting, he would like to bring up the 2 doors in the Town Hall. The front side one is rotten at the bottom and needs to be replaced or repaired. The main thing is we need to know if we need 2 entrances into the building. Mayor Janci stated the bids for the Town Hall renovation will be opened on May 1<sup>st</sup>. At that point we will have something to work with. Robert Hodgson asked if they are bids or estimates. Sandie Puchalski said she things it is estimated cost of everything. Mayor Janci said the materials and labor would be separate and maybe if the project is approved, some materials may be able to be purchased this budget and the labor done in the next budget. Sue is the person overseeing the project. Missy Wessells explained that the plan was to close off the doorway with the issues and keeping the door in the bathroom functional.

**F. Streets and Drainage –** Don Minniear stated someone from the County, Bill Savage, and Steward Hall come over for a meeting. Don said he discussed with them some of the things the Town wanted to work on including: the main ditch on the south side of town and the main tile that runs through town. Don wanted to go ahead and get prices on a camera so they can see what shape and conditions these are in. Don Minniear also wanted to get some ideas of how to get help with clearing out the ditches. Bill Savage is going to contact Don when he can get there to do some of the work. Mayor Janci said he went over there with Bill Savage and he suggested coming in with an excavator and cross the field (with permission from the farmer) and dig out the weeds behind Captain Bob's house. Bill Savage told him that because of the obstacles of fences and bridges the cleanup will need to be done by man power. Mayor Janci told the Council that only funding that was discussed is the \$825. Mayor Janci said we do have \$5,231 in our Streets and Drainage Reserve Account. Don Minniear said he wants to start with getting quotes for the camera. Aileen Joeckel told the Council to contact Donald Hart to see if we can get more money. The County has not been asked for money from the Town in a long time. Don will have some prices on a camera next meeting and once the problems are found, the Council can contact Donald Hart about funding. Mayor Janci brought up the Chris Isdell of VDOT called him to see if a meeting can be set up for April 28<sup>th</sup> would be good to discuss the rest of the drainage around town. Sandie Puchalski stated that is the beginning of the Fishing Tournament and she may not be available, Robert Hodgson may not be back from a trip but will try to make it and Don Minniear will try to be there. Mayor Janci will try and get all things needed to be done addressed at this meeting.

**G. Safety/Security** - Don Minniear stated he went to the old marina on the far dock. He started walking down it and noticed the boards for rotten and missing. He thinks this is a safety issue and needs to be addressed. Sandie Puchalski added that where the boats are stored is a manhole cover that is loose. Someone can fall into it. Something needs to be put over it so nobody drives over it. She will ask Chris to put something over it. It was suggested that a letter be sent to them. Mayor Janci said they need to maintain the site or they need to secure the site for safety issues. Don Minniear recommends sending a letter and give them 30 days. Let it state it has come to the attention of the Town that there are several safety issues (unsafe walk ways on dock, boards missing from dock, manhole cover loose). Sandie will tell Bruce to put something up to watch out. Robert Hodgson wanted to let everyone know that we have a second light outside and check it out.

**H. Seaside Park** – Mayor Janci stated the clean up on the 2<sup>nd</sup> Saturday of May (13<sup>th</sup>) 9am-3pm. Missy Wessells told the Council that she has called Bundick Well & Pump to get a quote to revive the well. Has not heard back yet.

**I. Town Finances -**

1. VML Investments- That is in the works. Mary Jo had some questions and that has been addressed. That money will be transferred shortly.
2. Delinquent Taxes- Already talked about.
3. Vehicle Decals/Tags- Everything is going well.
3. Budget Planning- Missy Wessells told the Council that they need to appoint someone to oversee the budget and decide when we are going to have a work session. Mayor Janci stated we need to have a public hearing and have the budget approved by June. The Council suggested Robert Hodgson oversee the budget. Mayor Janci volunteered to work with Robert for the budget. Mary Jo will prepare a roll out to help plan the process. The 1<sup>st</sup> Work Session will be scheduled on Tuesday, April 18<sup>th</sup> at 7pm. Sandie Puchalski said the Marina needs to make a plan if we get the VPA Grant and if we don't get the VPA Grant. She will work on that. Robert Hodgson said there is a Dredging Reserve in case the Town doesn't get the grant. Sandie Puchalski told him that was for the Spoil Site, not for repairs. Aileen Joeckel said that was to pay off bills as they come in for the dredging. Sandie Puchalski said the main issue if the grant is not awarded to the Town then the Marina needs to budget for any safety issues to be repaired. Robert Hodgson asked if the work session needs to be advertised in the paper. Aileen Joeckel said no, just to be posted in the post office. Robert Hodgson said to make sure everyone bring any request to that meeting.

**J. Zoning Administrator's Report** – Mayor Janci stated nothing to report.

**K. Floodplain Administrator/CRS Coordinator** – Robert Hodgson stated that due to Mayor Janci's hard work everyone gets a 10% discount on flood insurance. He also said he is trying to tie this with ditches. As this is worked out, it will also include the ditches and drainage. Robert Hodgson also told about a meeting he attending across the bay. If you are building anything less than 600' on an auxiliary building, you could run into problems where it meet flood requirements.

**L. Planning Commission** – Robert Hodgson stated they met and divided up the ordinances. He will not be here for the next meeting so he will contact everyone to see about changing the meeting. He said he did find one ordinance that had an individual's name and that needed to be changed to a position title and this had to do with VMA.

**M. Tourism/Business** – Cathy Janci wasn't in attendance. Mayor Janci said the Easter Bunny will be there on Saturday at 11 am. There were offers that if Cathy needed any help with anything they would help. Set up at the Powell Park is around 10-10:30 am.

**VII. New Business –**

1. 4<sup>th</sup> Of July – Mayor Janci asked what the budget for this year’s event was. Robert Hodgson suggested \$500. Mayor Janci said all the expenses will be charged to the Tourism Board. Robert Hodgson made a motion to approve \$500 for the 4<sup>th</sup> Of July Event and Sandie Puchalski seconded the motion. All members approved the motion.

2. Mosquito Control – Mayor Janci said we need to renew the contract. Sandie Puchalski made a motion to approve the renewal contract for \$3,257 for the year and Carlee Vincent seconded the motion. A roll call vote was taken for this vote. All agreed with Mayor Janci abstaining. The Town Council agreed to start the serve in April 2017.

**VIII. Announcements –** Robert Hodgson let everyone know he will not be at the next meeting. Going to see new grandson. Melissa Wessells let the Council know she is now a public notary.

**IX. Adjournment –** Sandie Puchalski made a motion to adjourn and Don Minniear seconded the motion. All were in favor.

mw  
4/11/17

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MAYOR

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TOWN CLERK

TOWN OF WACHAPREAGUE

MOTION TO APPROVE J.C. EHRLICH CO., INC.  
FOR LARVICIDE DUNK SERVICE FOR MOSQUITO CONTROL  
APPROVED AT TOWN COUNCIL MEETING ON APRIL 11, 2017

Pursuant to motion made by **Councilman, SANDIE PUCHALSKI,**

as seconded by **Councilman, CARLEE VINCENT,** for a Motion to approve J.C. Ehrlich Co., Inc. for larvicide dunk service for mosquito control in the amount of \$3,257.00, the Council having voted upon the motion, as recorded below, and approved at the Town Council Meeting of April 11, 2017.

Name of Official	For	Against	Abstaining	Absent
Robert Hodgson	<b>X</b>			
Sandie Puchalski	<b>X</b>			
Cathy Janci				<b>X</b>
Don Minniear	<b>X</b>			
Carlee Vincent	<b>X</b>			
Kathy Ciaccio				<b>X</b>
Mayor Fred Janci (voting only in case of tie)			<b>X</b>	
Vote Totals				

Duly recorded this \_\_\_\_\_ day of April, 2017.

\_\_\_\_\_  
Town Clerk